

020846

TRANSFER

TAX
PAID

38-96

s/b Waterville

Madeline Poulin

of 6 Burrill Street, Waterville, ME 04901
for consideration paid,

grant to Cynthia L. Pierce and James D. Pierce

of 11 Maple Street, Oakland, Maine 04963

with WARRANTY COVENANTS, as JOINT TENANTS, the land in Oakland,
Kennebec County, State of Maine, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF

Y-9682

Witness my hand and seal this 16th day of July, 1999.

David J. Roy

Madeline Poulin
Madeline Poulin

THE STATE OF MAINE

Kennebec ss.

July 16, 1999

Then personally appeared the above named Madeline Poulin and
acknowledged the foregoing instrument to be her free act and deed,

Before me, David J. Roy

Notary Public

Print Name: _____

My Commission Expires: _____



DAVID J. ROY
Notary Public, Maine
My Commission Expires July 21, 2001

EXHIBIT A

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A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at the northeasterly corner of the lot now or formerly owned by one Odias J. Champagne on Burrill Street (if extended) and running easterly along the line of Burrill Street a distance of one hundred twenty (120) feet, more or less, to a marker designating the property of the Kennebec Water District on the shore of Messalonskee Stream; thence about twenty (20) feet, more or less, in a southerly direction along the Messalonskee Stream; thence in a southwesterly direction one hundred (100) feet, more or less, along the line of the so-called Nelson Heights Property to the southeasterly corner of land of Odias J. Champagne; thence in a northerly direction along the easterly line of the said Champagne lot to the point of beginning on Burrill Street.

Also, another lot or parcel of land with the buildings thereon, situated in said Waterville and bounded and described as follows, to wit:

Beginning at a point two hundred fifty (250) feet easterly from the easterly line of Cool Street, measured at right angles with said easterly line of Cool Street, at a point in said easterly line of Cool Street five hundred and eighty (580) feet southerly, measured along said easterly line of Cool Street from the northwesterly corner of land conveyed by one Campbell to Rose P. Hanscom by deed of November 1, 1892; thence easterly at right angles with said easterly line of Cool Street, seventy-five (75) feet; thence southerly along a line parallel with the easterly line of Cool Street to land of the heirs of John Webber; thence along the northerly line of the Webber land to the southeasterly corner of land of Georgie Butler; thence northerly along a line parallel with the easterly line of Cool Street to the point of beginning.

Together with a right of way in common with others over a strip of land fifty (50) feet wide lying northerly of and adjoining said lot; meaning to convey to the grantees herein in common with others a right of way leading from Cool Street to said lot above-described.

Also, another lot or parcel of land situate on Moody Street in said Waterville, being lot numbered seventy-four (74) according to a plan of lots at Cool Street Homesites belonging to A. F. Hutchinson Land Co., Inc., said plan being made by Ernest W. Branch, Surveyor, dated July 2, 1923, and recorded in the Kennebec Registry of Deeds in the Portfolio, and subject to all restrictions mentioned in the Deed from the A. F. Hutchinson Land Co., Inc., to the late Napoleon Blanchette, which deed is dated November 25, 1925 and recorded in said Registry, Book 629, Page 512.

Also two other lots or parcels of land situated on Moody Street in said Waterville, and being lots numbered seventy-two (72) and seventy-three (73) according to a plan of lots known as Cool Street Homesites belonging to the A. F. Hutchinson Land Co., Inc., said plan being made by Ernest W. Branch, Civil Engineer, dated July 2, 1923, and recorded in said Registry Portfolio. Each lot measured Thirty (30) feet on Moody Street and said lots taken together have an area of 9,618 square feet, more or less,

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according to said plan.

These lots are subject to Water District easement, according to said plan.

This conveyance is made subject to the following restrictions: All buildings must be set back at least fifteen (15) feet from the street line.

The A. F. Hutchinson Land Co., Inc., is not held liable for the enforcement of these restrictions.

Subject to an easement conveyed by Odias Champagne and Georgianna Champagne to the Waterville Sewerage District, dated June 9, 1952, and recorded in said Registry, Book 919, Page 487.

For source of title, reference may be had to deed from Georgianna Champagne to Louis N. Poulin and Madeline Poulin dated January 26, 1966 and recorded in the Kennebec County Registry of Deeds in Book 1412 at Page 206. The said Louis N. Poulin is deceased. Madeline Poulin is the surviving Joint Tenant.

RECEIVED KENNEBEC SS.

1999 JUL 19 PM 2:17

ATTEST: *Theresa B. D. N. N.*
REGISTER OF DEEDS